148.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,600 / 907,600
					USE VALUE:	907,600 / 907,600
					ASSESSED:	907,600 / 907,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	BURTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWLER MARY V
Owner 2:	
Owner 3:	
Street 1:	14-16 BURTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOWLER MARY V--ETAL -
Owner 2:	WINTERS CLAIRE A -
Street 1:	14-16 BURTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,307 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2994 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5307.000	497,100	5,100	405,400	907,600
Total Card	0.122	497,100	5,100	405,400	907,600
Total Parcel	0.122	497,100	5,100	405,400	907,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.14 | /Parcel: 303.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97077

GIS Ref

GIS Ref

Insp Date 07/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0001-0010.0

!11537!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	497,300	5100	5,307.	405,400	907,800	907,800	Year End Roll	12/18/2019
2019	104	FV	384,800	5100	5,307.	405,400	795,300	795,300	Year End Roll	1/3/2019
2018	104	FV	384,800	5100	5,307.	272,200	662,100	662,100	Year End Roll	12/20/2017
2017	104	FV	360,700	5100	5,307.	260,600	626,400	626,400	Year End Roll	1/3/2017
2016	104	FV	360,700	5100	5,307.	237,500	603,300	603,300	Year End	1/4/2016
2015	104	FV	321,100	5100	5,307.	191,100	517,300	517,300	Year End Roll	12/11/2014
2014	104	FV	321,100	5100	5,307.	170,900	497,100	497,100	Year End Roll	12/16/2013
2013	104	FV	334,200	5100	5,307.	162,200	501,500	501,500		12/13/2012

PRINT

Date	Time
12/11/20	01:41:54

LAST REV

Date	Time
03/20/19	12:14:40

mmcmakin

11537

USER DEFINED

Prior Id # 1:	97077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINTERS CLAIRE	72268-41		2/26/2019	Estate/Div		No	No		Deed of Distribution Claire A Winters dod 11/
	9945-343		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2011	105	Re-Roof	20,495					

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
5/13/2009	Measured	197	PATRIOT
12/2/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5307		Sq. Ft.	Site		0	70.	1.09	11									405,448						405,400	

Total AC/HA: 0.12183 | Total SF/SM: 5307 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 405,448 | Spl Credit | Total: 405,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03961039
Const Adj.:	0.97757620
Adj $ / SQ:	172.771
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675351
Depreciation:	178293
Depreciated Total:	497058

COMMENTS

643-8026.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB		

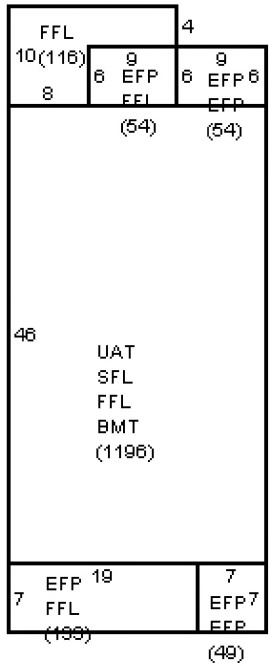
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.77
Special Features:	0	Val/Su Net:	108.47
Final Total:	497100	Val/Su SzAd	184.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,499	172.770	258,983
BMT	Basement	1,196	55.980	66,949
SFL	Second Floor	1,196	172.770	206,634
EFP	Enclos Porch	393	33.390	13,121
UAT	Upper Attic	299	69.110	20,663

Net Sketched Area:	4,583			Total:	566,350
Size Ad	2695	Gross Are	5480	FinArea	2994

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100